

Sec. 5.2700. (P.Co.C.) PLANNED CONVENIENCE CENTER.**Sec. 5.2701. Purpose.**

The purpose of the P.Co.C. district is to provide basic convenience goods and services within walking distance of nearby residences. A mixed-use, pedestrian-oriented atmosphere shall be encouraged by allowing dwelling units in conjunction with commercial buildings.

Sec. 5.2702. Approvals required.

No structure or building shall be built or remodeled upon land in the P.Co.C. district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

Sec. 5.2703. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structure shall hereafter be erected, altered or enlarged for the following uses:

1. Retail sales.
 - a. Grocery store (limited to three thousand (3,000) square feet of gross floor area).
 - b. Restaurant (limited to one thousand (1,000) square feet of gross floor area).
 - c. Food service shop--Pick-up and delivery only (limited to one thousand (1,000) square feet of gross floor area).
 - d. Bakery.
 - e. Delicatessen (limited to one thousand (1,000) square feet of gross floor area).
 - f. Health food.
 - g. Ice cream.
 - h. Pizza.
 - i. Gift shop.
 - j. Bookstore.
 - k. Video rental.
 - l. Hobby shop.
 - m. Bicycle shop.
2. Services (limited to one thousand (1,000) square feet of gross floor area per use).
 - a. Barbershop.
 - b. Bank or financial institution with no drive through lane.
 - c. Beauty shop.
 - d. Laundromat and/or dry cleaner.
 - e. Shoe repair.
 - f. Tailoring shop.
 - g. Bicycle repair shop.
 - h. Florist shop.
 - i. Utility payment store.

- j. Dance studio/fitness center.
 - k. Pet grooming shop.
 - l. Mail service store.
 - m. Office where professional, administrative, clerical, or sales services are rendered.
 - n. Accountant office.
 - o. Insurance agency.
 - p. Photography studio.
 - q. Photo processing shop.
 - r. Real estate office.
 - s. Travel agency.
- 3. Residential. Dwelling units located in conjunction with commercial buildings (refer to section 5.2704.A).
 - 4. Municipal uses.
 - 5. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - 6. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - 7. Banks.

B. *Uses permitted by conditional use permit.*

- 1. Bank or financial institutions with a drive through, provided that:
 - A. A separation is provided between pedestrians and the bank drive through lane.
 - B. The criteria in Section 1.403 is satisfied.
 - C. The maximum gross square footage is 3,000 square feet (This square footage requirement shall supersede the square footage allowed in section 1.403).
- 2. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
- 3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see criteria, article I, section 1.403).
- 4. Bars or cocktail lounges limited to beer and wine.
 - a. No entertainment.
 - b. Maximum one thousand (1,000) square feet.
 - c. See section 1.403 for additional criteria.
- 5. Gasoline sales as an accessory use to a grocery store.

(Ord. No. 1907, § 1, 9-2-80; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3172, § 1, 7-7-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3542, § 1, 12-9-03)

Editor's note: The letter designations for uses in subparagraph A were not present in Ord. No. 1901. As they were present prior to enactment of Ord. No. 1901, they have been editorially supplied.

Sec. 5.2704. Property development standards.

The following property development standards shall apply to all land and buildings in the P.Co.C. district:

- A. *Floor area ratio.*

1. In no case shall the gross floor area of a structure exceed the amount equal to two-tenths multiplied by the net lot area in square feet.
 2. In order to create a mixed-use atmosphere, residential uses in conjunction with commercial uses shall be allowed. The floor area devoted to residential use shall not be counted within the overall floor area ratio.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by three (3) feet.
- C. *Open space requirement.*
1. In no case shall the open space requirement be less than twenty-four (24) percent of the total lot area for zero (0) to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.
 2. A minimum of one (1) percent of the net lot area shall be devoted to people-oriented open space which shall include seating areas.
- D. *Building height.* No building shall exceed twenty-four (24) feet in height.
- E. *Density.* Residential development within this district shall not exceed four (4) dwelling units per gross acre.
- F. *Yards.*
1. Front Yard.
 - a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape, containing a variety of spaces.
 - b. Where a building is to be erected on a parcel of land that is within one hundred (100) feet of an existing building such building shall be erected no closer to the street than the existing adjacent building, except that the open space required by section 5.2704.C shall be the minimum provided.
 - c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.
 2. Side and Rear Yards.
 - a. Side and rear yard shall be maintained where the property abuts any residential district not less than the height of the building in feet. One-half of any adjacent alley may be used as part of the required yard.
 - b. There shall be a yard of not less than six (6) feet between any residential district and any parking area.
 3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.
- G. *Property size.* The net land area on which there is a P.Co.C. development shall not exceed one (1) acre.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2705. Off-street parking and loading.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Sec. 5.2706. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.